



~~April 20, 2004 CPC~~
~~May 18, 2004 CPC~~
~~August 17, 2004 CPC~~
~~November 16, 2004 CPC~~
~~February 15, 2005 CPC~~
~~June 21, 2005 CPC~~
~~October 18, 2005 CPC~~
~~December 15, 2005 CPC~~
~~April 18, 2006 CPC~~
August 15, 2006 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04SN0224

Douglas R. Sowers and Susan S. Sowers

Matoaca Magisterial District
Grange Hall Elementary, Swift Creek Middle
and Clover Hill High Attendance Zones
East line of Lacy Farm Road

REQUEST: Rezoning from Agricultural (A) to Residential (R-12).

PROPOSED LAND USE:

A single family residential subdivision with a minimum lot size of 12,000 square feet is planned. The applicants have proffered to limit the density to 2.0 dwelling units per acre, yielding 292 dwelling units.

RECOMMENDATION

The applicants have requested deferral of this case to the October 17, 2006, Planning Commission meeting. If this request is deferred to October 17, 2006, any new or revised information should be submitted no later than August 21, 2006; otherwise, a longer deferral may be appropriate.

CASE HISTORY

Planning Commission Meeting (4/20/04):

On their own motion, the Commission deferred this case to their May 18, 2004, public hearing.

Staff (4/21/04):

The applicants were advised in writing that any significant new or revised information should be submitted no later than April 26, 2004, for consideration at the Commission's May 18, 2004, public hearing.

Staff (4/26/04):

To date, no new information has been received.

Planning Commission Meeting (5/18/04):

At the request of the applicants, the Commission deferred this case to their August 17, 2004, public hearing.

Staff (5/19/04):

The applicants were advised in writing that any significant new or revised information should be submitted no later than June 17, 2004, for consideration at the Commission's August 17, 2004, public hearing. Also, the applicants were advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicants (6/3/04):

The deferral fee was paid.

Staff (7/21/04):

To date, no new information has been received.

Planning Commission Meeting (8/17/04):

At the request of the applicants, the Commission deferred this case to November 16, 2004.

Staff (8/18/04):

The applicants were advised in writing that any significant new or revised information should be submitted no later than September 13, 2004, for consideration at the Commission's November 16, 2004, public hearing. Also, the applicants were advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicants (8/30/04):

The applicant paid the \$250.00 deferral fee.

Applicants (10/26/04):

An additional proffered condition was submitted.

Planning Commission Meeting (11/16/04):

At the request of the applicants, the Commission deferred this case to February 15, 2005.

Staff (11/17/04):

The applicants were advised in writing that any significant, new or revised information should be submitted no later than December 13, 2004, for consideration at the Commission's February 15, 2005, public hearing.

Also, the applicants were advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicants (11/24/04):

The \$250.00 deferral fee was paid.

Staff (1/3/05):

To date, no new information has been received.

Planning Commission Meeting (2/15/05):

At the request of the applicants, the Commission deferred this case to June 21, 2005.

Staff (2/16/05):

The applicants were advised in writing that any significant, new or revised information should be submitted no later than April 18, 2005, for consideration at the Commission's June 21, 2005, public hearing.

Also, the applicants were advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicants (3/3/05):

The deferral fee was paid.

Applicants and Staff (5/13/05):

A meeting was held to discuss the request. In addition, amended proffered conditions were submitted.

Applicants (5/20/05):

A revised proffered condition relative to density was submitted.

Planning Commission Meeting (6/21/05):

At the request of the applicants, the Commission deferred this case to October 18, 2005.

Staff (6/22/05):

The applicants were advised in writing that any significant, new or revised information should be submitted no later than August 8, 2005, for consideration at the Commission's October 18, 2005, public hearing.

Also, the applicants were advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicants (7/6/05):

An amendment to the proffered conditions was submitted.

Applicants (7/8/05):

The deferral fee was paid.

Planning Commission Meeting (10/18/05):

On their own motion, the Commission deferred this case to December 15, 2005.

Staff (10/19/05):

The applicants were advised in writing that any significant, new or revised information should be submitted no later than October 24, 2005, for consideration at the Commission's December 15, 2005, public hearing.

Staff (11/23/05):

To date, no new information has been received.

Planning Commission Meeting (12/15/05):

At the request of the applicant, the Commission deferred this case to April 18, 2006.

Staff (12/16/05):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than February 13, 2006, for consideration at the Commission's April 18, 2006, public hearing.

Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (1/9/06):

The deferral fee was paid.

Applicant (3/29/06):

Revised proffered conditions were submitted. In addition, the applicants requested deferral to the August 15, 2006, Planning Commission meeting.

Planning Commission Meeting (4/18/06):

At the request of the applicant, the Commission deferred this case to August 15, 2006.

Staff (4/19/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than June 12, 2006, for consideration at the Commission's August 15, 2006, public hearing.

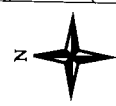
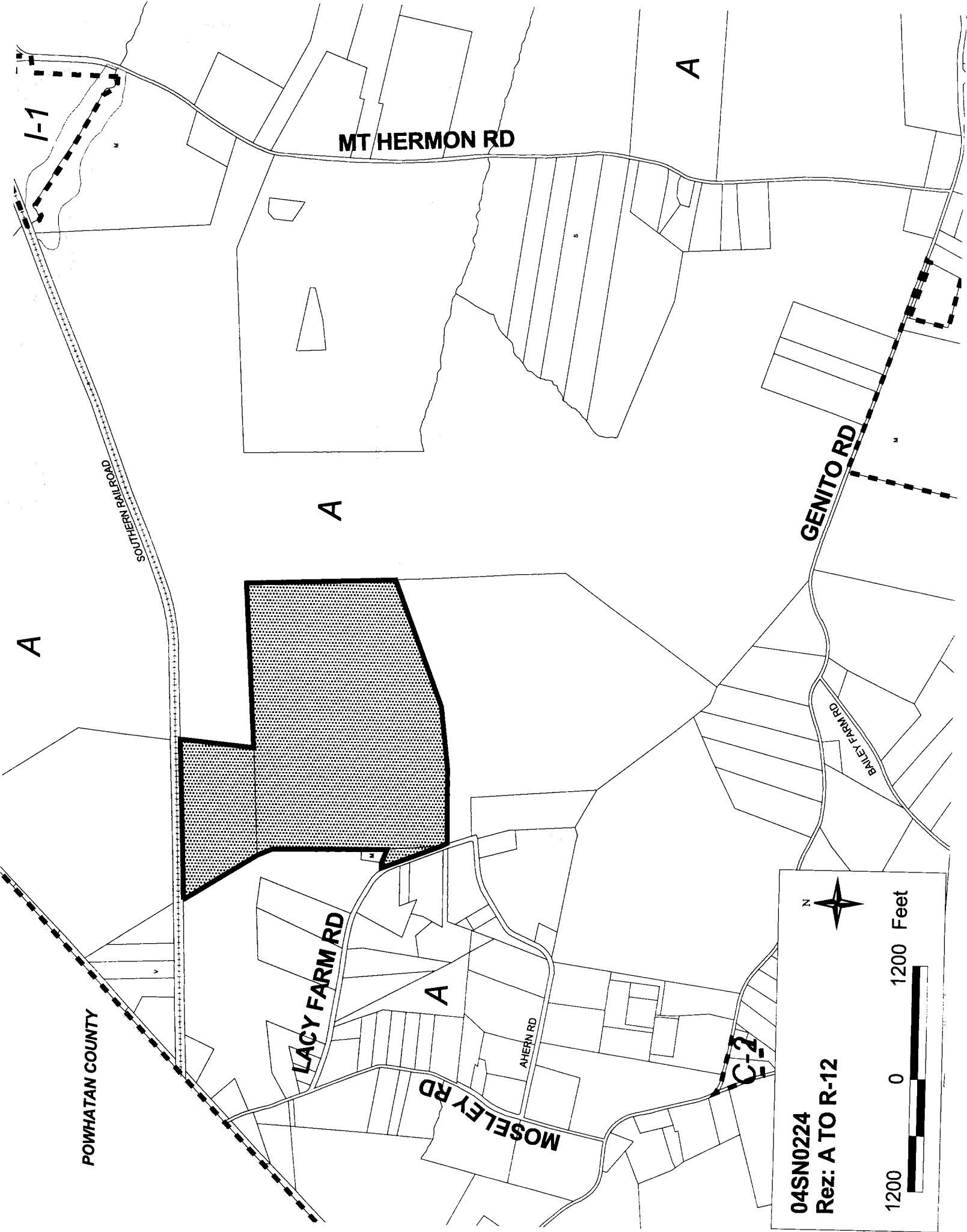
Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (5/4/06):

The deferral fee was paid.

Staff (7/21/06):

To date, no new information has been received.

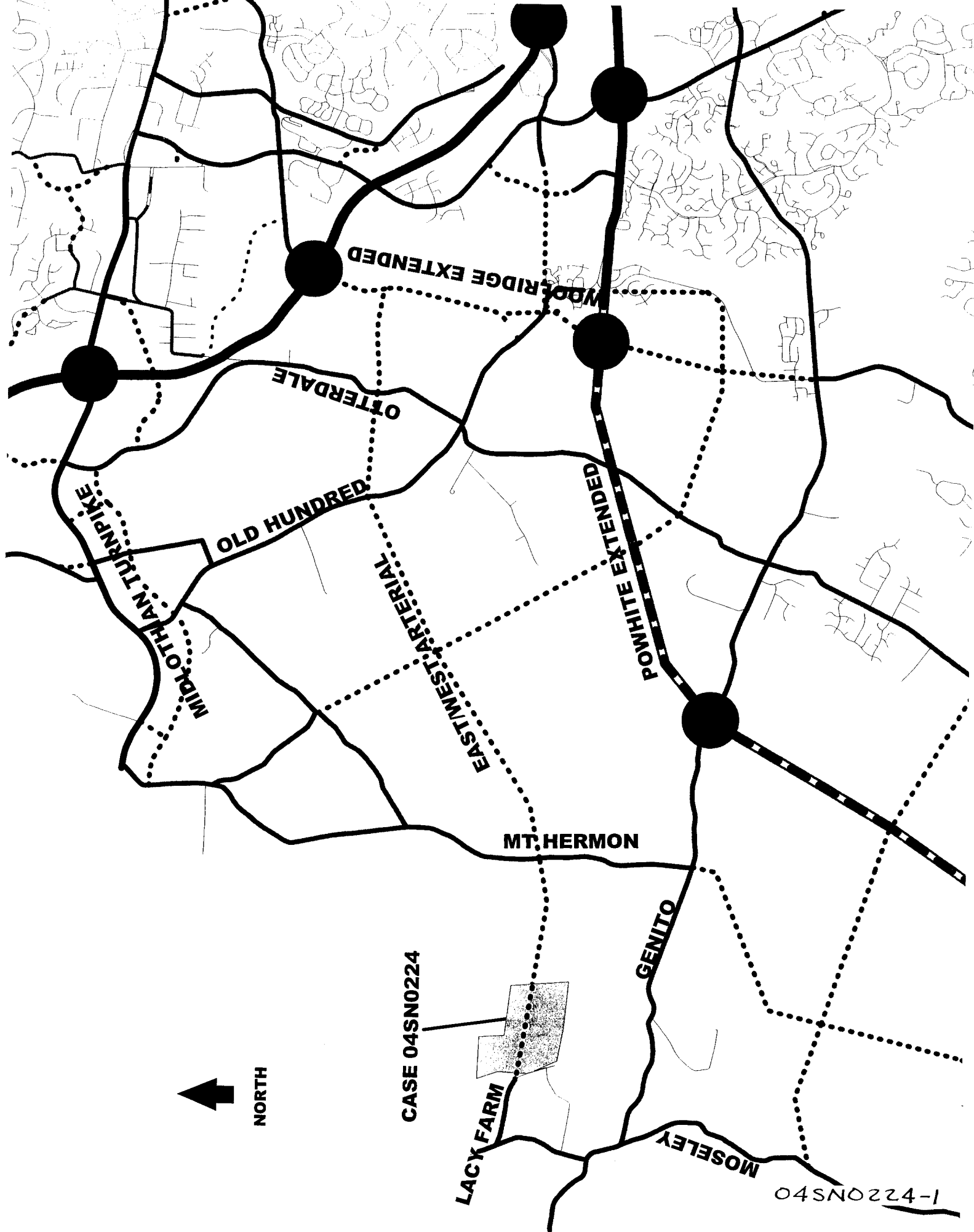


04SN0224

Rez: A TO R-12

1200 0 1200 Feet







NORFOLK SOUTHERN RAILROAD

PROPOSED SHIFT IN THE
EAST/WEST ARTERIAL
ALIGNMENT

EAST/WEST ARTERIAL

LACY FARM

CASE 04SN0224

MOSELEY

AHERN

GENITO

04SN0224-2